

**Community Preservation Act Committee (CPAC)**  
**Meeting Minutes**  
**Thursday, April 15, 2010**

The meeting was called to order at 7:03 pm by Peter Jessop, Chair, in the Town Room of Amherst Town Hall.

**COMMITTEE MEMBERS IN ATTENDANCE:**

Denise Barberet, Michael Jacques, Peter Jessop, Chair; Ellen Kosmer, Vince O'Connor, Vice Chair (arr 8:05pm); Mary Streeter, Clerk; Stan Ziomek

**COMMITTEE MEMBERS ABSENT:** John Gerber, Louis Greenbaum

**STAFF / OTHERS IN ATTENDANCE:**

Sonia Aldrich, Linda Chalfant (arr 7:30pm), Dave Ziomek, Diana Stein

**AGENDA**

- Review Annual Report to Town Meeting
- Assign Movers and Speakers to Motions
- Approve minutes
- Adjourn

**Review Annual Report to Town Meeting**

The committee reviewed the Annual Report to Town Meeting. Peter reviewed the previously voted amounts:

Affordable Housing - \$50,000 plus \$350,000 for bonding

Historic Preservation - \$247,000

Open Space - \$33,000 (\$15,000 appraisals + \$18,000 Szwacz property)

Recreation - \$36,000 plus \$500,000 for Hawthorne property bonding

Mary suggested that there should be a verbal explanation to accompany the spreadsheet showing funds that have been previously appropriated at Town Meeting but then returned to the CPA fund balance, either due to a project not being done or having been completed under budget. There should be some explanation of why there is currently more money than we anticipated at the end of the last Town Meeting. Denise added that the total amount in the fund currently and estimated matching funds should be included. It should be clearly pointed out that we had requests for more money than we had funds available, but due to returned funds and our recommendation for bonding the 2 largest projects, we will have funds remaining in the Fall which could be recommended for other projects that weren't quite ready this Spring. Sonia said John Musante would explain to Town Meeting why the timeframe of payments (for Plum Brook and Town Hall projects) has changed (due to favorable refinancing). She further reminded the committee that the 10% minimum requirement (for funding for historic preservation, affordable housing, and open space) is on new revenues only rather than total fund balance. Denise and Mary suggested several other edits as well as the addition of page numbers for the text of the report. Dave and Sonia will check the figures for open space and recreation projects. Peter and Sonia will make final edits of the report so that it can go out in the next mailing to Town Meeting members.

**Hawthorne property discussion**

We have previously voted to recommend purchase of the Hawthorne property for conservation, recreation, and community housing purposes. Sonia talked with Stuart Saginor of the CPA Coalition in Boston and Dave talked with Town Counsel about the wording for this article. There was concern about which kind of restriction would be put on the land and house. Sonia said according to Mr. Saginor, we don't have to actually define the category for Town Meeting. He said that does not have to be done until CPA funds are actually spent. Dave said Shirin Everett, Town Counsel, didn't necessarily agree with that opinion. She is crafting more specific motion language.

Dave commented that it might be expensive to rehabilitate the house, the house might be considered a liability due to its condition, and eventually it may need to be demolished. He suggested we might want to consider donating it to Habitat for Humanity for renovations. Dave said a conservation restriction is not needed because the wetlands are protected by law. There needs to be clarity on the other restrictions to allow flexibility of use. If there is a permanent recreation restriction on the property, it could not be used for any other purpose. Stan reminded the committee that Mr. Hawthorne, Sr. had made a verbal agreement with him that this property would have the Hawthorne name. Peter suggested that we have another meeting before this article comes up at Town meeting to hear the feedback from the attorney in case we need to recommend any changes.

### **Assign Movers and Speakers to Motions**

Denise, Louis, Michael, Mary, and Vince are Town Meeting members and therefore can make motions. Speakers do not have to be TM members. Peter will notify speakers

<b>Project</b>	<b>Mover</b>	<b>Speaker</b>
Habitat for Humanity	Michael Jacques	M.J. Adams
Historic Preservation	Mary Streeter	Louis Greenbaum
Open Space Surveys & Appraisals	Denise Barberet	John Gerber
Administrative expenses	Mary Streeter	Mary Streeter
17B Hawthorne property	Vince O'Connor	Stan Ziomek
17C Housing Authority	Michael Jacques	Donna Crabtree
17D Szwacz property	Mary Streeter	John Gerber

### **MINUTES**

**Motion** by Mike, 2<sup>nd</sup> by Ellen to approve the minutes of **3/18/2010. VOTED 4-0-2** (Denise and Stan abstained because they were not at that meeting)

Mary suggested that the draft minutes of April 1 and April 15 be posted on the web when they are written to have this information available before Town Meeting. Anyone who has corrections should send them to Sonia.

### **ADJOURNMENT**

A motion was made by Stan, 2<sup>nd</sup> by Mike to adjourn at 8:09 pm. Voted unanimously.

### **NEXT MEETINGS**

Our next meeting will be on May 5, 2010 at 6:30 pm at the Middle School, room TBA.

### **DOCUMENTS DISTRIBUTED**

- Agenda
- Draft CPA FY 2010 Report to Town Meeting, 10 pages
- Motions under Article 17A CPA Committee, 4/15/10, 3 pages
- Photo map of Szwacz property, 1 page
- Photo map of Hawthorne property, 1 page

Respectfully submitted by Mary Streeter, Clerk  
Approved May 5, 2010